

**Lot 1**  
**.4 Acres**  
**CORNER LOT**

Mike Madden, CCIM  
call/text: 228-697-3123

Prestige Luxury Realty  
228-388-5888

**Lot 2**  
**1.8 Acres**  
**WATERFRONT**

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**Lot 3**  
**2.6 Acres**  
**WATERFRONT**

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JONES AVE .4 TO 4.8 ACRES

PASS CHRISTIAN, MS 39577

Price: \$27,778 to \$266,666  
1 corner lot \$27,778  
2 waterfront lot \$100,000  
3 waterfront lot \$144,444



MICHAEL MADDEN, CCIM  
Associate Broker  
(228) 388-5888  
mm@mikemadden.com  
B-13469, Mississippi



# PRICING

23053 JONES ROAD

## Jones Road, Pass Christian, MS



List Price per lot  
Including Tax Parcel #'s, Lot Size (Acres & Square Feet), & Legal Description

#	Tax Parcel # & Legal Description	Address	Sq Ft	Acres	Taxes	Prices by Lot(s)	List Price
1	0412K-01-004.000 LOTS 1-3 INC BAYOU PINE SEC 1	3536 Morrow Dr. Pass Christian, MS 3957 (Corner Lot)	18,298	0.4	127	Lot 1 Only	27,778
						Lot 1 PLUS Lot 2, Lot 3, or Lots 2 & 3	22,222
2	0412K-01-002.000 WATERFRONT- W 100 FT OF E 880 FT OF NE 1/4 OF NE 1/4 N OF S PRONG OF BAYOU SEC 19-8-12	23053 Jones Rd. Pass Christian, MS 3957	78,408	1.8	320	Lot 2 Only	100,000
3	0412K-01-003.000 W 200 FT OF E 780 FT OF NE 1/4 OF NE 1/4 THAT LIES N OF S PRONG OF BAYOU PORTAGE SEC 19-	23045 Jones Rd. Pass Christian, MS 3957	113,256	2.6	463	Lot 3 Only	144,444
				4.8	910	Lots 1, 2 & 3	266,666
				4.4	447	Lots 2 & 3	244,444
				2.2	447	Lots 1 & 2	122,222
				3.0	590	Lots 1 & 3	166,666

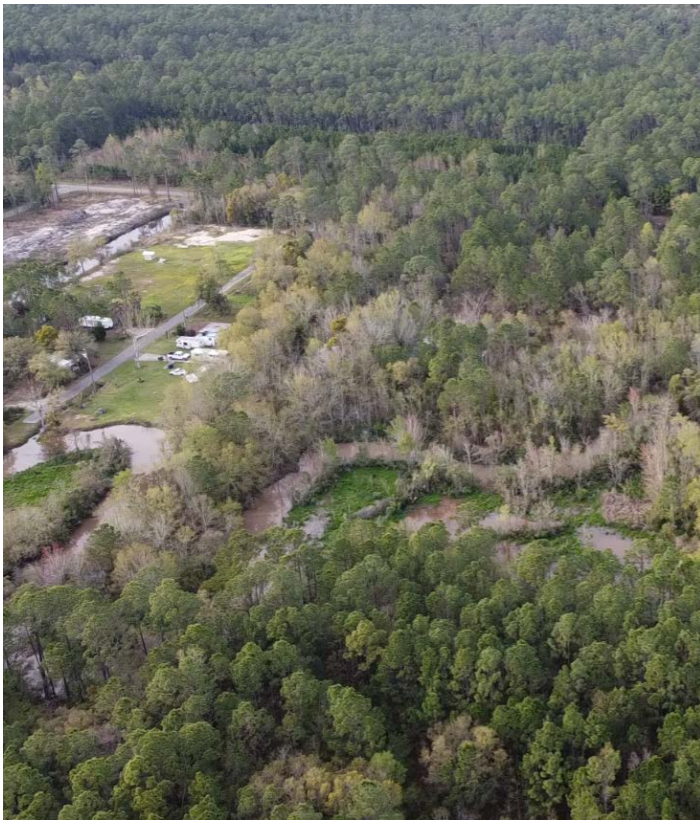
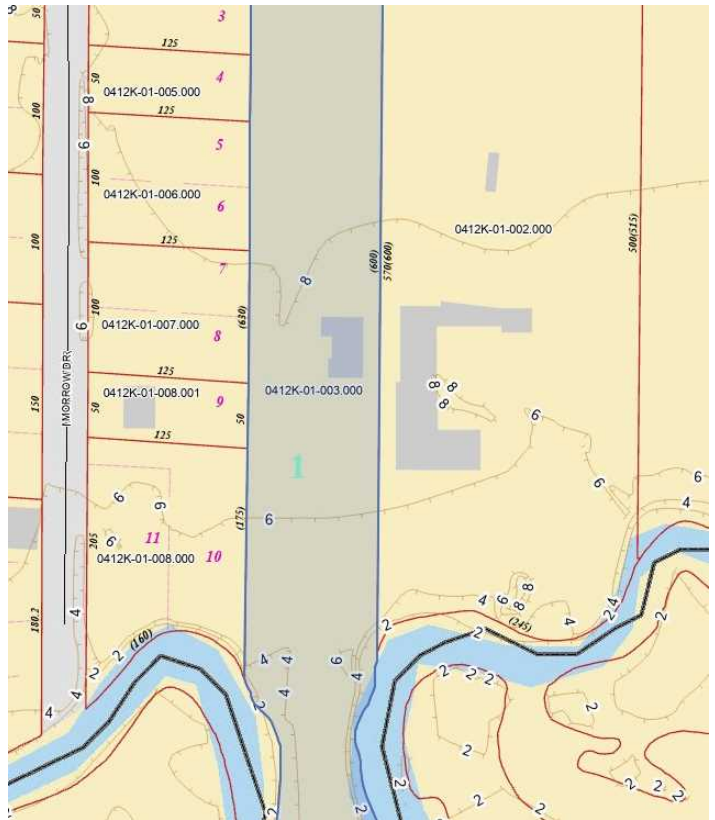


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# PROPERTY PHOTOS

23053 JONES ROAD



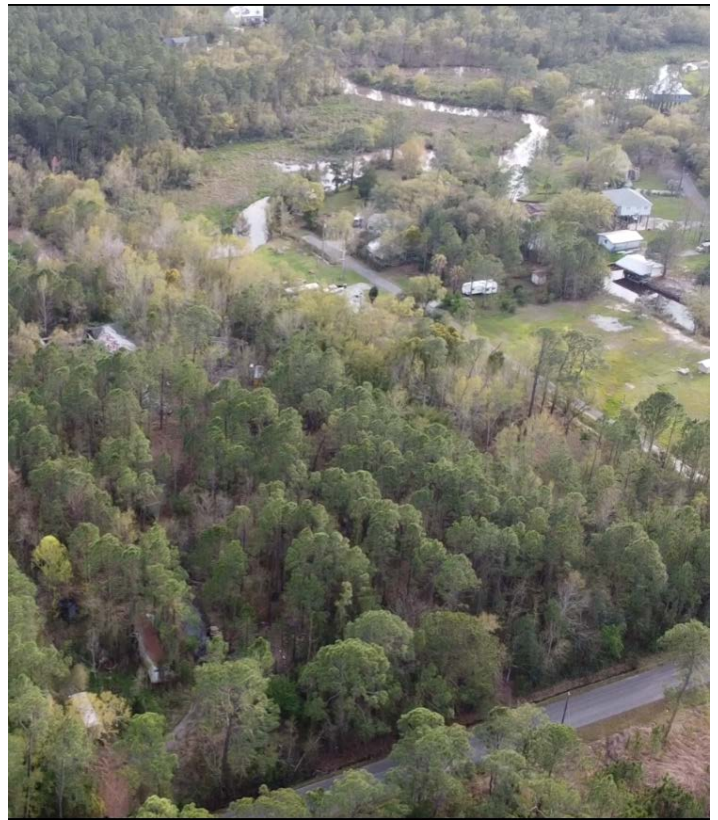
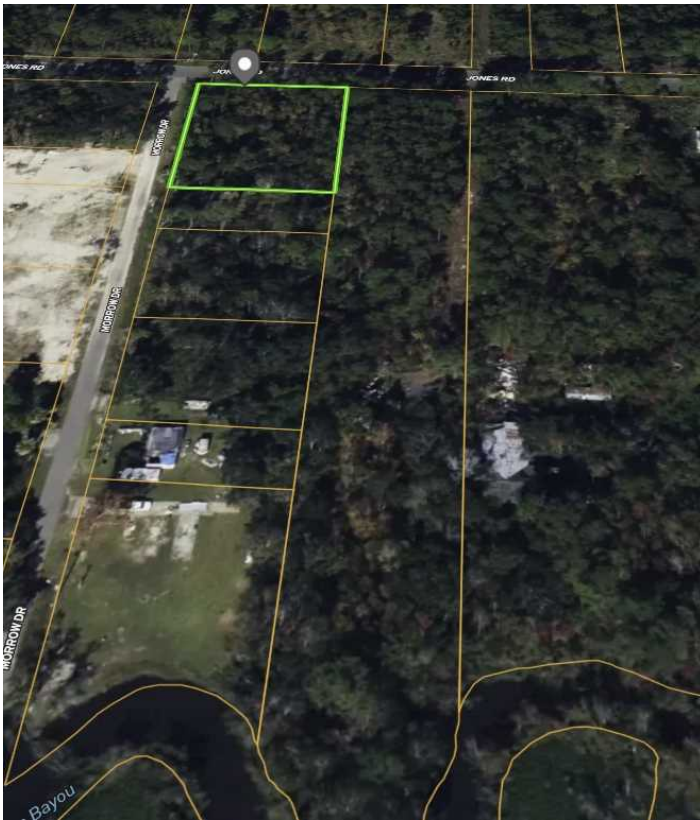
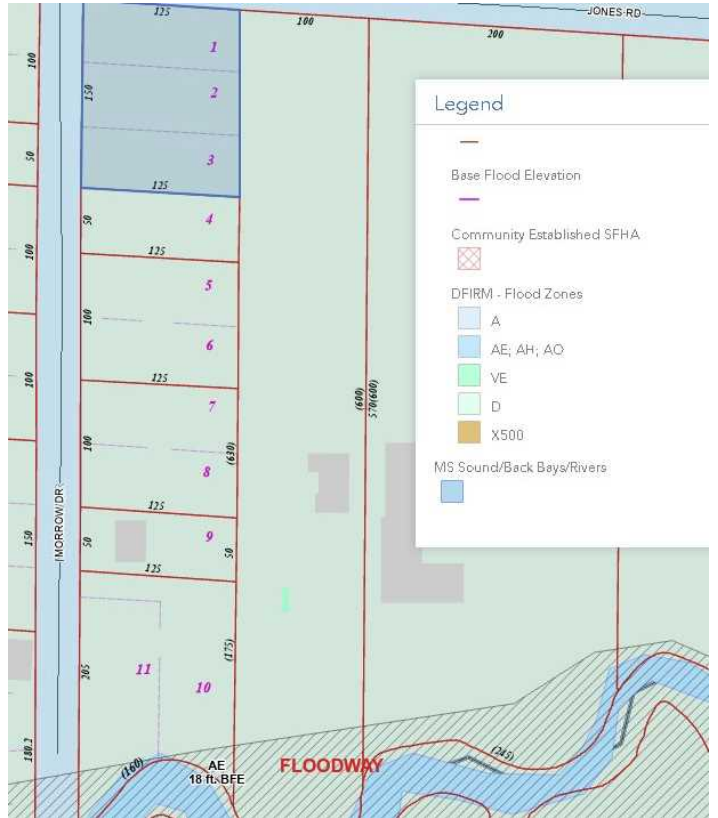
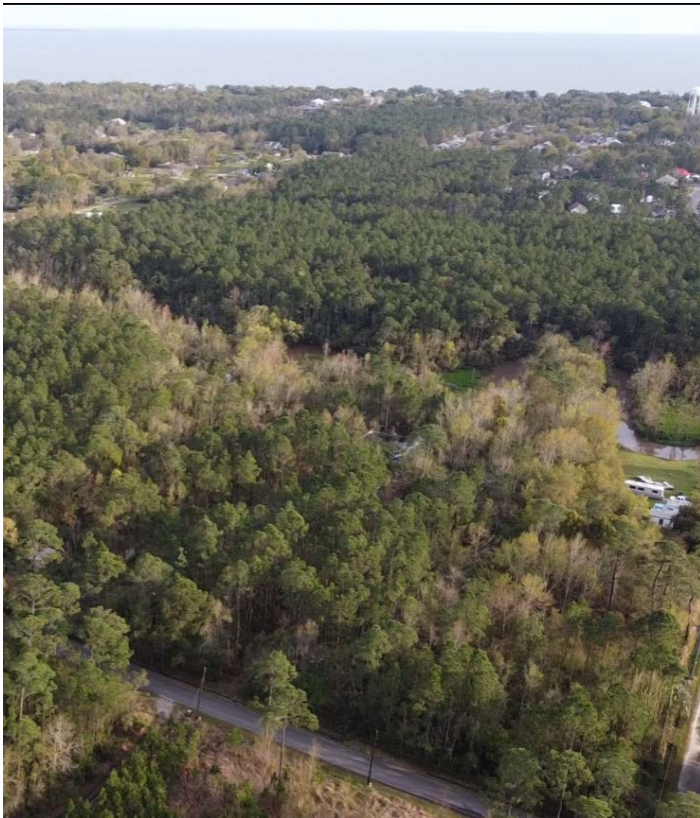
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# LOCATION MAPS

23053 JONES ROAD



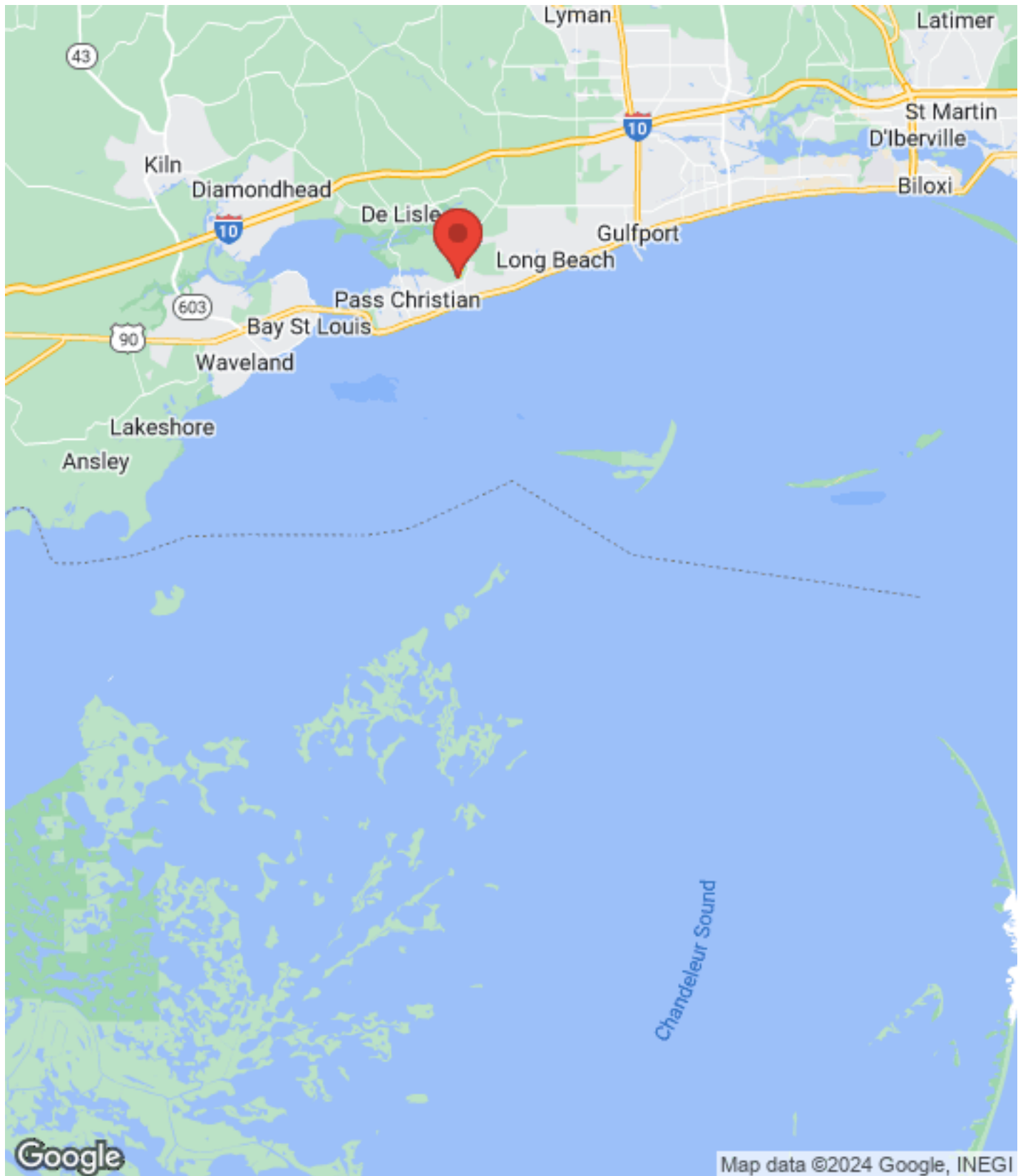
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# REGIONAL MAP

23053 JONES ROAD

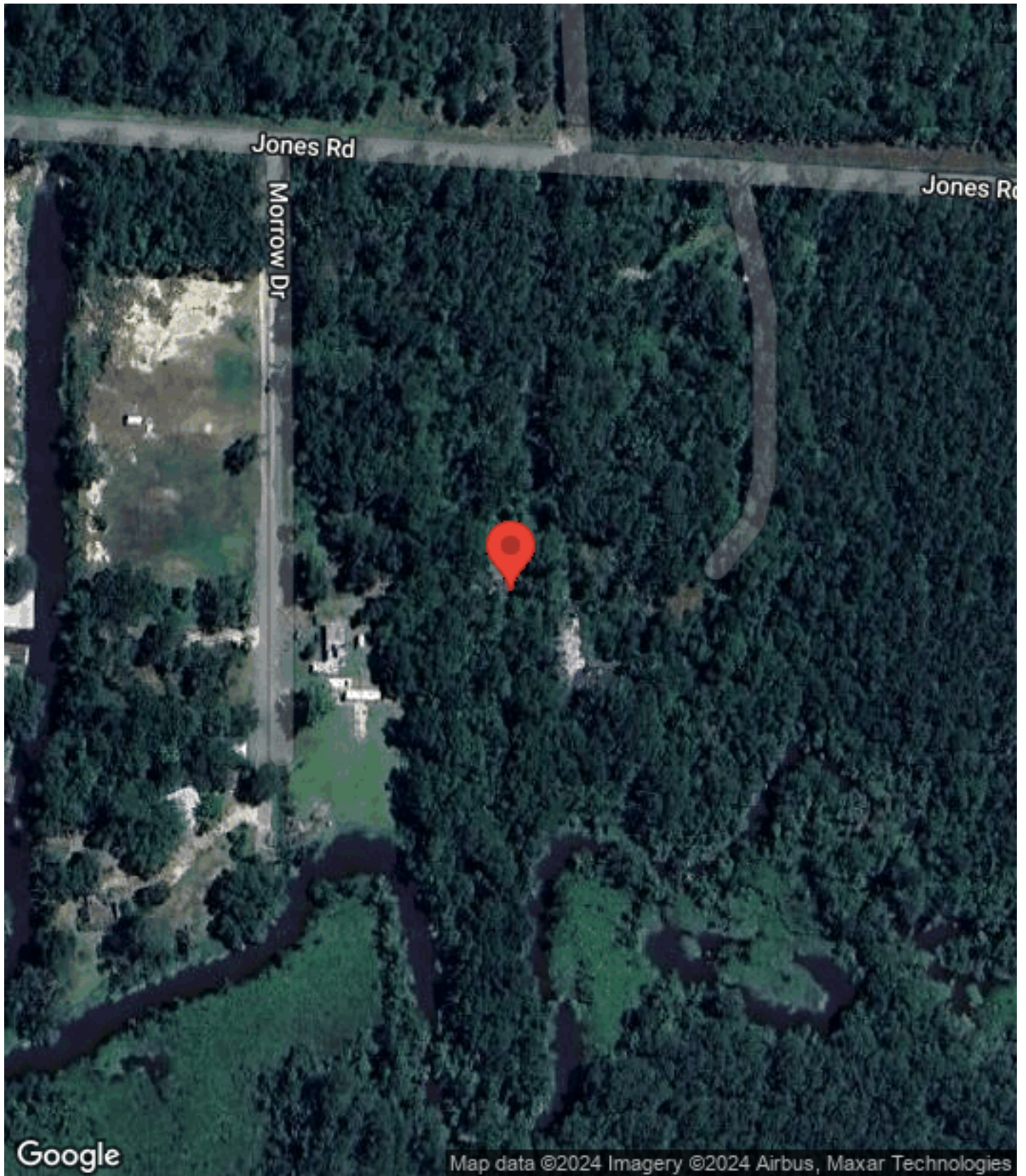


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# AERIAL MAP

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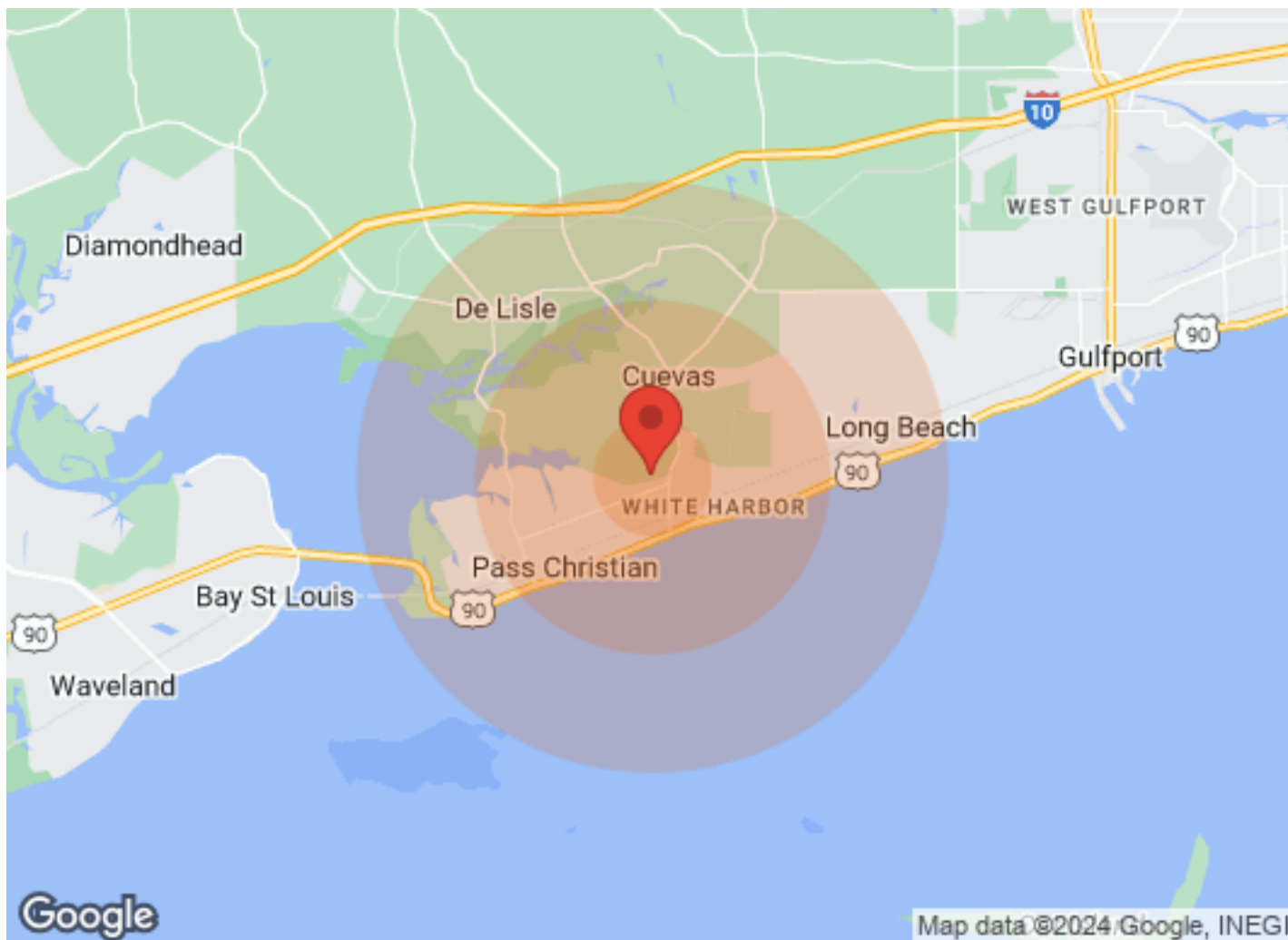
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# DEMOGRAPHICS

23053 JONES ROAD



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	600	2,082	9,925	Median	\$40,189	\$57,576	\$52,768
Female	692	2,322	10,542	< \$15,000	89	220	777
Total Population	1,292	4,404	20,467	\$15,000-\$24,999	75	190	811
				\$25,000-\$34,999	24	141	814
				\$35,000-\$49,999	92	257	1,316
				\$50,000-\$74,999	121	407	1,484
				\$75,000-\$99,999	12	224	1,269
				\$100,000-\$149,999	54	197	882
				\$150,000-\$199,999	N/A	44	421
				> \$200,000	N/A	79	177
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	377	847	4,148	Total Units	603	2,355	9,740
Ages 15-24	226	585	2,834	Occupied	519	1,844	8,053
Ages 25-54	467	1,607	7,675	Owner Occupied	378	1,425	5,978
Ages 55-64	121	592	2,656	Renter Occupied	141	419	2,075
Ages 65+	101	773	3,154	Vacant	84	511	1,687
Race	1 Mile	3 Miles	5 Miles				
White	252	3,194	17,106				
Black	901	982	2,639				
Am In/AK Nat	N/A	N/A	13				
Hawaiian	N/A	N/A	N/A				
Hispanic	42	108	461				
Multi-Racial	130	226	964				

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# PROFESSIONAL BIO

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Mike Madden, a licensed CCIM-Broker-Associate, served as an adjunct professor of real estate for the Gulf Coast Community College System from 2000 through 2008, and on the instructor cadre for the Mississippi Realtor Institute from 2003 through 2018. Mike has over two decades of real estate sales experience, with specialized knowledge in apartments and large tracts of land. In addition to sustaining a profitable business in the single-family residential income space, Mike's professional experience includes working as a licensed appraiser. His background encompasses multi-family complexes, medical buildings, and even an appraisal for the USDA, who needed to swap private land for US Forest Service property.

Throughout his career, Mike has brokered over 2,500 apartment units, 500 single-family residential income properties, self-storage facilities, factories, hunting and development land, and countless commercial buildings along the Mississippi Gulf Coast. Mike holds a Bachelor of Business from Western Illinois University, an MBA from the University of Southern Mississippi, and a Master of International Management from Thunderbird, ranked the number one international business graduate school in the nation. Mike is a proud veteran who served in the United States Air Force as a C-130 (Air Drop) & EC-130 (Special Operations) Navigator, later transitioning into government contracting.

# DISCLAIMER

23053 JONES ROAD



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## PRESENTED BY:

### MICHAEL MADDEN, CCIM

Associate Broker

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